



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

March 03, 2022

**Jonathan Guy, PE**

Kimley Horn

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed  
**Project Indigo** in Southport, NC.

The NCDOT and Brunswick County staffs have reviewed the Project Indigo TIA dated February 8, 2022. This development consists of:

- 330 dwelling units: Single-Family Detached Homes (LUC 210)
- 340 dwelling units: Single-Family Attached homes (LUC 220)
- 480 dwelling units: Recreational Homes (LUC 260)
- 120 dwelling units: Senior Adult Housing – Detached Homes (LUC 251)
- 200 dwelling units: Senior Adult Housing – Attached Homes (LUC 252)
- 80,000 square feet: Medical-Dental Office (LUC 720)
- 8,000 square feet: Retail (LUC 820)
- Build Year: 2032

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

**NC 211 (N. Howe Street) at NC 87 (River Road)/SR 1852 (Robert Ruark Drive)**  
(Signalized 4-legged Intersection)

- Construct an additional eastbound left-turn lane on Robert Ruark Drive to provide dual left turn lanes with 350 feet of storage, 50 feet of full-width deceleration and 100 feet of taper\*
- Construct a separate eastbound right turn lane on Robert Ruark Drive with 350 feet of storage, 50 feet of full width deceleration and 100 feet of taper\*
- Modify signal timing and phasing

\*It is understood that right of way constraints will likely render the proposed roadway mitigations un-constructible. Alternate and/or additional access connections are recommended to reduce impacts at this intersection.

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DISTRICT 3 ENGINEER'S OFFICE  
300 DIVISION DRIVE  
WILMINGTON, NC 28401-8883

*Telephone:* 910-398-9100  
*Customer Service:* 1-877-368-4968

*Website:* [ncdot.gov](http://ncdot.gov)

*Location:*  
300 DIVISION DRIVE  
WILMINGTON, NC 28401

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**NC 211 (N. Howe Street) at 11th Street** (Stop controlled 4-legged Intersection)

- No improvements are required.

**NC 211 (N. Howe Street) at Fodale Avenue** (Unsignalized T-Intersection)

- No improvements are required.

**NC 211 (N. Howe Street) at SR 1209 (9th Street)** (Signalized 4-legged Intersection)

- Construct an exclusive southbound right turn lane on NC 211 with 300 feet of storage, 50 feet of full width deceleration and 100 feet of taper
- Extend the existing eastbound left turn lane on 9<sup>th</sup> Street up to the intersection of Lord Street
- Optimize the signal timings

**NC 211 (N. Howe Street) at SR 1194 (West Street)** (Unsignalized 4-legged Intersection)

- No improvements are required.

**NC 211 (N. Howe Street) at Moore Street** (Signalized 4-legged Intersection)

- No improvements are required.

**NC 211 (N. Howe Street) at 12th Street/Stuart Avenue** (Unsignalized 4-legged Intersection)

- Install a traffic signal and the necessary communication equipment for the bordering signals on NC 211 including NC 87/Robert Ruark Drive, Fodale Avenue, and 9th Street

**NC 211 (N. Howe Street) at Bay Street** (Unsignalized T-Intersection)

- No improvements are required.

**SR 1852 (Robert Ruark Drive) at Site Access 1** (Proposed unsignalized T-intersection)

- Construct the site access with one ingress and two egress lane.
- Provide stop control for the northbound approach.
- Provide a 175-foot internal protected stem for the northbound approach.
- Provide an exclusive westbound left turn lane on SR 1852 (Robert Ruark Drive) with 150 feet of storage, 50 feet of full width deceleration and 100 feet of taper

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE  
District Engineer  
Division 3, District 3

ec: Jon Roan, Deputy District Engineer, NCDOT  
Aaron LeBeau, Assistant District Engineer, NCDOT  
Jessi Leonard, PE, Division Traffic Engineer, NCDOT  
Stonewall Mathis, PE, Deputy Division Traffic Engineer, NCDOT  
Krupa Koilada, Senior Assistant Traffic Engineer, NCDOT  
Marc Pages, Brunswick County Planning  
Helen Bunch, Brunswick County Zoning Administrator  
Thomas Llyod, Development Services Director, City of Southport

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